

July 1, 2007

Ravalli County Commissioners
Ravalli County Courthouse
Hamilton, Montana

We would appreciate time and attention given to a critical precedence that is developing at the address of 233 Roaring Lion Road, SW of Hamilton. The Roaring Lion community is a residential area with over 1000 acres in Zone District 12, resolution No. 007, passed and adopted March 9, 1978 by commissioners Jim McKinley, Hugh Cumming, F.T. Williams, David Schurian and County Assessor, Cheryl Richards. The area involved is obviously not in Zoning District #12, but adjacent to it. This type of development has occurred as a result of failed covenants.

The intent of District #12 was to provide low density residential development of an open and rural character in areas best suited for such purposes for environmental protection of these areas that are fragile and cannot support more intensive urbanized activities due to physio-geographic, hydrologic, biologic and economical conditions. Planned unit developments and planned variations are encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

At this time, we are sharing contiguous space with a rapidly growing business based on cement, plastics, and small log processing. Under District #12 zoning, we are committed to 10 acre lots, single family dwellings, no mobile homes and the usual accessory buildings pertinent to a single family dwelling.

The entire decorum of this residential neighborhood is being altered daily, with a business that consists of numerous outbuildings, approximately eight tents, a large number of semi-trucks, rock moving, and endless hours of the high pitched back-up warning beeps of the machinery and trucks.

As a neighborhood, we are all very concerned what is happening. This no longer appears to be a residential area but an industrial area.

We are looking to you, our county commissioners, to please address this issue as quickly as possible. This business can open the door to other entrepreneurs, which could conceivably, crop up over night.

The visual and noise impact is not acceptable, and the question of ground water contamination looms very large. For thirty years, this particular area, was denied a single person A- Frame, part-time cabin, due to the Sanitation Department's ruling that the ground was entirely unsuitable for a septic system. This sight begs thorough inspection by the Sanitation Officer and/or the DEQ.

In the interest of the entire residential area of Roaring Lion community, we ask you to please visit this site immediately.

Thank you for your time and consideration,
Sharleen Ashcraft
Walker J. Ashcraft, MD

Phone: H: 363-6830 O: 363-5100
Residence: 300 Roaring Lion Road
Mailing Address: 1170 Westwood Drive, Ste. B
Hamilton, Mt. 59840